



June 14, 2012

Mayor
Kathryn McCullough

Mayor Pro Tem
Scott Voigts

Council Members
Peter Herzog
Marcia Rudolph
Mark Tetteimer

City Manager
Robert C. Dunek

Dear Community Member,

The Portola Center Project ("Project"), in development since 2008, is one of the five new neighborhoods coming to the City in the next few years. The Project is now at a stage where community members may comment and pose questions on specific project details.

Baldwin and Sons, the project applicant, envisions a future residential development on 243 acres in the Portola Hills area. Over the last 18 months, the applicant has been busy submitting multiple iterations of its plan, which is now ready for public review and environmental analysis. As the Project development moves from the programmatic (big picture) phase to the project (details) phase, the City's role is to ensure the applicant delivers the best possible project, and the community receives the greatest public good.

Preparation of an Initial Study ("IS") and Notice of Preparation ("NOP") is the first step in the environmental analysis of the project. The City has prepared the IS with the help of an independent consultant. The IS is a preliminary analysis of the Project to determine if there may be any significant effects on the environment. Areas of review include, but are not limited to, air quality, water quality, transportation, biological, cultural resources, hazards, and land use conflicts. Ultimately, the purpose of the IS is to identify the appropriate scope of environmental review that will be conducted.

The purpose of the NOP is to notify stakeholders of the City's plans to prepare an Environmental Impact Report ("EIR") for the Project. The NOP asks for input from the public on information that should be included in the EIR. This stage of the environmental process is all about data collection – the City is gathering feedback, comments, and questions to guide further project research and analyses.

There are two ways to participate in the process: read the IS and NOP and submit a written comment, or attend the scoping session scheduled for Tuesday, July 10, 2012. All feedback will guide the City's development of the Environmental Impact Report – the next step in the process.

Attached to this letter you will find the official NOP and information on where to find the IS. We invite you to visit www.lakeforestca.gov/NewNeighborhoods and www.facebook.com/LFNewNeighborhoods for regular updates. For additional information regarding the project, please contact Cheryl Kuta, Planning Manager, at (949) 461-3479 or ckuta@lakeforestca.gov. We look forward to hearing your comments.

Sincerely,

CITY OF LAKE FOREST

Robert C. Dunek
City Manager